

City of Santa Clara

Meeting Agenda

Call and Notice of Special Meeting of the City Council



Tuesday, May 6, 2025

6:00 PM

Hybrid Meeting
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/99706759306>
 - Meeting ID: 997-0675-9306
 - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page (<https://santaclarala.legistar.com/Calendar.aspx>). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at <https://santaclarala.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 (“The Brown Act”) and Section 708 of the Santa Clara City Charter, the Mayor calls for a Special Meeting of the City Council of the City of Santa Clara, to commence and convene on May 6, 2025, at 6:00 pm to be held virtually and in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

6:00 PM STUDY SESSION

Call to Order in the Council Chambers

Pledge of Allegiance and Statement of Values

Roll Call

1. **25-555** [Study Session on the Related Santa Clara Development project, located at 5155 Stars and Stripes Drive, and the proposed amendment to the Master Community Plan to Introduce an Additional “Scheme C” Land Use Option by the developer Related Santa Clara, LLC.](#)

Recommendation: Note and file the report on the Related Santa Clara Project, located at 5155 Stars and Stripes Drive, and the proposed amendment to the Master Community Plan to introduce an additional scheme land use option

ADJOURNMENT

The next regular scheduled meeting is on Tuesday, May 13, 2025 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



Agenda Report

25-555

Agenda Date: 5/6/2025

REPORT TO COUNCIL

SUBJECT

Study Session on the Related Santa Clara Development project, located at 5155 Stars and Stripes Drive, and the proposed amendment to the Master Community Plan to Introduce an Additional "Scheme C" Land Use Option by the developer Related Santa Clara, LLC.

BACKGROUND

The Related Santa Clara Development, formerly referred to as "City Place," is a phased development of approximately 240 acres of City-owned land located at 5155 Stars and Stripes Drive. The site currently consists of vacant parcels, previously housing a municipal golf course that ceased operation in 2019, restaurant and banquet facility, a closed landfill site, and the City's BMX Park.

The project was initially approved in 2016, when the City Council certified the Environmental Impact Report (EIR) and adopted the Master Community Plan (MCP) for the site. Envisioned as a vibrant, mixed-use urban center, the approved development includes up to 9.16 million square feet of office, residential, hotel, and retail space, to be constructed over seven phases. These phases encompass infrastructure improvements, public open space, new roads, and utilities. Strategically situated near Levi's Stadium, California's Great America theme park, the Santa Clara Convention Center, and the light rail corridor, the site is well-positioned to become a major regional destination.

Since the project's approval in 2016, progress has been made toward implementing the development. The City and Developer have worked collaboratively to pursue the necessary permits, entitlements, and agreements to facilitate construction. Key approvals include the Development Area Plans (DAPs) for Phases 1 and 2, which were approved in 2020, as well as a comprehensive suite of agreements addressing topics such as traffic, infrastructure, and public services. Additionally, the City and Developer have addressed the environmental considerations, including executing a Landfill Post-Closure Operations and Management Agreement in 2020, as the site contains a closed municipal landfill, which is managed by the City. The Developer has also undertaken key early infrastructure activities, including road extensions, demolition of obsolete structures, and construction of a temporary fire station to support public safety during development. In December 2022, the developer Related took down Phase 1 on Parcel 5 and entered into three ground leases with the City for its first phase, initiating rent collection and signaling tangible advancement toward build-out of the development.

Since 2020, the shifting economic conditions-such as construction costs, financing challenges, and evolving market demands-have influenced the timing of development. In response, Related Santa Clara, LLC, the project applicant, submitted a request in January 2024 to amend the MCP. The proposed amendment introduces a new land use concept, "Scheme C," which reconfigures portions of the site to respond to current economic realities. Specifically, Scheme C proposes light industrial uses for Parcels 1 and 2 in the northeastern area of the site, while increasing office density within

Parcel 4, the City Center. Importantly, the amendment retains the project's overall square footage cap of 9.16 million square feet, preserving the scope of the original vision while adapting to current market conditions.

DISCUSSION

The study session will be guided by the following agenda:

1. Overview of the Related Santa Clara Project
 - a. Current Parcels and Phases
 - b. Project History & Timeline
2. Review of Existing Entitlements
3. Overview of Proposed Entitlement Amendments
4. Review and discussions on the terms of the project Development Agreement (DA)/Disposition and Development Agreement (DDA)
5. Current Economic Conditions
6. Fiscal Analysis

This agenda is designed to provide a comprehensive overview of the project, including its background, existing entitlements, and proposed modifications to the Master Community Plan (MCP). It will also offer context on current economic conditions and present a fiscal analysis of the project with the proposed amendments.

A Planning Commission hearing on the Related Santa Clara project is scheduled for June 11, 2025. Pending a recommendation from the Planning Commission on June 11, it is anticipated that the City Council hearing on the project (i.e., consideration of an Addendum to the Environmental Impact Report; General Plan Amendment; Master Community Plan Amendments; Development Agreement and Disposition and Development Agreement Amendments) will be scheduled in July.

This study session provides an important opportunity for the City Council and the public to review and discuss the overall project scope, economic and fiscal considerations, and potential impacts in advance of formal action and provide general feedback to staff.

For additional background and documentation on the Related Santa Clara Project, including the MCP, DA, DDA, and the Proposed Amendment to the MCP please visit the following page: <https://www.santaclaraca.gov/business-development/related-santa-clara> and click on Planning and Project Specifications.

ENVIRONMENTAL REVIEW

The action being considered for this study session does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b) (5) in that it is a governmental organization or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

There is no fiscal impact associated with the preparation of this report or with the study session.

COORDINATION

This report was coordinated with the City Manager's Office, Community Development Department,

and City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Note and file the report on the Related Santa Clara Project, located at 5155 Stars and Stripes Drive, and the proposed amendment to the Master Community Plan to introduce an additional scheme land use option

Reviewed by: Elizabeth Klotz, Assistant City Manager

Approved by: Jovan Grogan, City Manager